

RIDINGS AT RAMAPO / WILLOWS AT OAKLAND

FINAL MAJOR SUBDIVISION PLANS

BLOCK No. 4202, LOT No. 1, 2, & 3

BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY

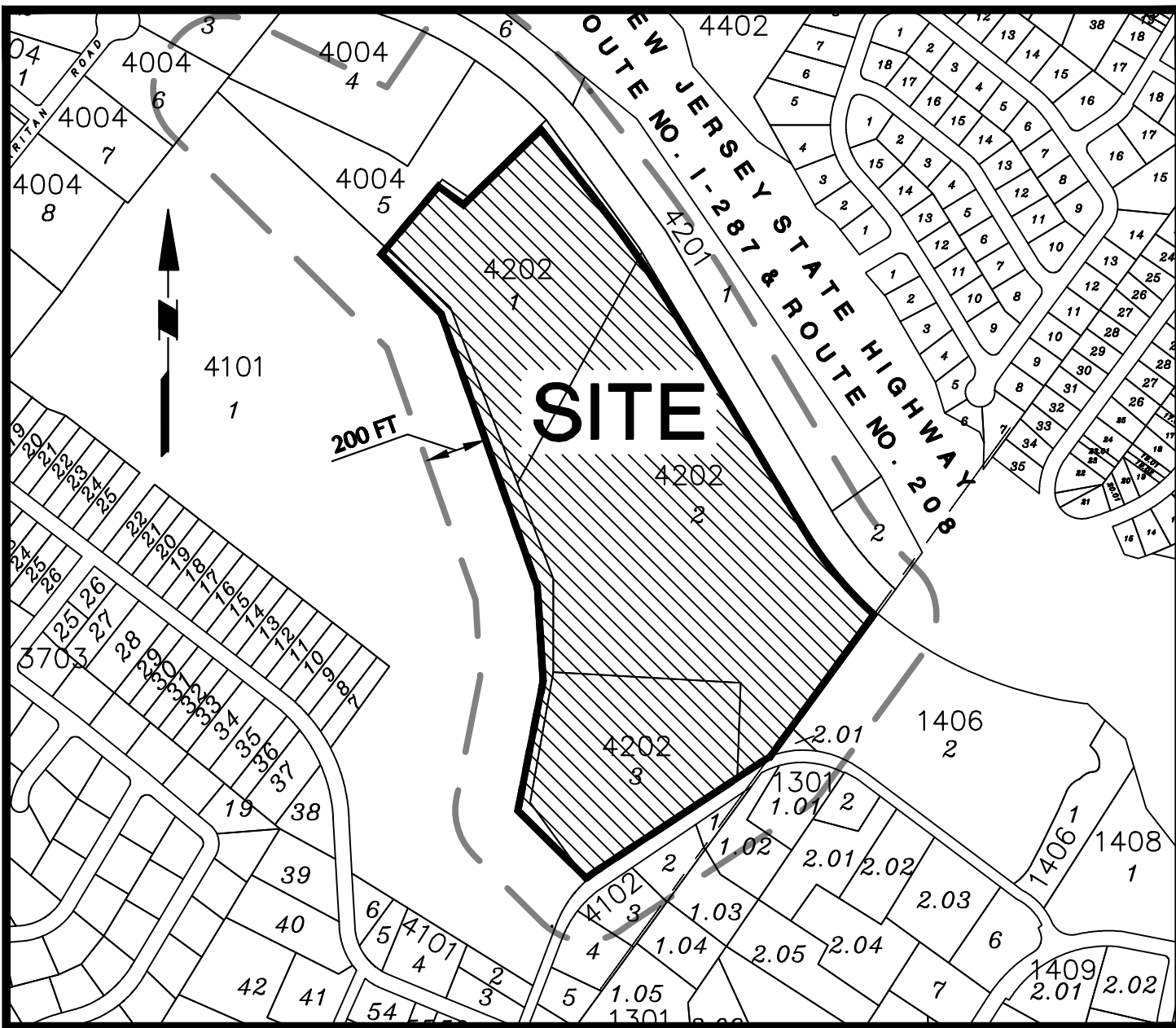
BOROUGH OF OAKLAND ZONING TABLE				
RIDINGS AT RAMAPO & WILLOWS AT OAKLAND				
BLOCK No. 4202, LOT No. 1, 2 & 3				
ZONING DISTRICT: RA-2AH AFFORDABLE HOUSING ZONE				
Item	Required / Allowed	Proposed	Regulation Reference	Condition
Land Use:				
Principal Use	Townhouses & Multifamily	Townhouses & Multifamily	59-52.3.B	C
Max. Number of Townhomes	160	151	59-52.3.B.1	C
Max. Number of Affordable Housing Units	40	40	59-52.3.B.2	C
Permitted Accessory Uses	Attached Garages, Driveways, Fences, Walls, Clubhouses, Pools, Utility Infrastructure Buildings, Signs, Decks, Patios	Attached Garages, Driveways, Fences, Walls, Clubhouses, Pools, Utility Infrastructure Buildings, Signs, Decks, Patios	59-52.3.C	C
Bulk Requirements:				
Min. Lot Area (AC)	35 AC	39.96± AC	59-52.3.E.1.a	C
Min. Tract Street Frontage on Public Roadway (FT)	500 FT	680± FT	59-52.3.E.1.b	C
Min. Principal Building Setback from Zone Lines (FT)	25 FT	30 FT	59-52.3.E.1.f	C
Min. Deck, Patio, Fence, Wall, and Pump Station Setback from Zone Lines (FT)²	15 FT	0 FT	59-52.3.E.1.g	V*
Max. Tract Building Coverage³ (%)	25%	13.9%	59-52.3.E.1.h	C
Max. Tract Impervious Coverage⁴ (%)	40%	32.8%	59-52.3.E.1.i	C
Max. Retaining Wall Height (FT)	15 FT	15 FT	59-52.3.E.1.j	C
Max. Retaining Wall Height for Stormwater Basin (FT)	23 FT	6 FT	59-52.3.E.1.k	C
Allowable Slope Disturbances:				
0.0% - 14.9%	100%	72.8%	59-52.3.E.1.m.1.a	C
15.0% - 24.9%	50%	38.2%	59-52.3.E.1.m.1.a	C
Above 24.9%	30%	11.4%	59-52.3.E.1.m.1.a	C
Affordable Housing Requirements:				
Min. Number of Affordable Housing Units	20% of Total	20.9% of Total	59-52.3.E.2.a	C
Max. Number of Units Per Building	25	23	59-52.3.E.2.b	C
Min. Building Setback from McCoy Road (FT)	65 FT	137.0 FT	59-52.3.E.2.d	C
Min. Parking Setback from McCoy Road (FT)	75 FT	81.9 FT	59-52.3.E.2.i	C
Max. Building Height⁵ (FT)	45 FT	44.6 FT	59-52.3.E.2.e	C
Max. Number of Stories	3	3	59-52.3.E.2.e	C
Min. Drive Aisle Width (FT)	24 FT	24 FT	59-52.3.E.2.g	C
Max. Privacy Screen, Fence or Wall Height (FT)	6 FT	6 FT	59-52.3.E.2.j	C
Market Rate Dwelling Requirements:				
Max. Average Building Height Along Front Wall⁶ (FT)	35 FT	33.9 FT	59-52.3.E.3.b	C
Max. Average Building Height on All Four Sides⁶ (FT)	46 FT	38.2 FT	59-52.3.E.3.c	C
Max. Number of Stories	2.5	2.5	59-52.3.E.3.a	C
Min. Building Setback from Internal Road (FT)	20 FT	20 FT	59-52.3.E.3.c	C
Min. Building Setback from Zone Line (FT)	30 FT	30 FT	59-52.3.E.3.d	C
Min. Deck, Patio, and Privacy Screen, Fence, Wall Setback from Zone Lines (FT)⁷	15 FT	0 FT	59-52.3.E.3.d	V*
Min. Separation Between Buildings (FT)				
Front to Front (FT)	60 FT	80 FT	59-52.3.E.3.e	C
Front to Side (FT)	40 FT	72 FT	59-52.3.E.3.e	C
Side to Side (FT)	20 FT	20 FT	59-52.3.E.3.e	C
Side to Rear (FT)	25 FT	30 FT	59-52.3.E.3.e	C
Rear to Rear (FT)	30 FT	43.6 FT	59-52.3.E.3.e	C
Min. / Max. Number of Connected Dwellings	Min. 3 / Max. 6	3 / 6	59-52.3.E.3.g	C

Item	Required / Allowed	Proposed	Regulation Reference	Condition
RDIS Requirements:				
Min. Road Carrieway Width (FT)	24 FT	24 FT	NJAC §214-2	C
Min. Road Centerline Radius (FT)	100 FT	100 FT	NJAC §214-19	C
Max. Road Grade (%)	12%	12%	NJAC §214-19	C
Max. Road Grade Within Intersections (%)	5%	4%	NJAC §214-19	C
Min. Road Curb Radii (FT)	25 FT	25 FT	NJAC §214-19	C
Min. Sidewalk Width Adjacent to Parking (FT)	4 FT	4 FT	NJAC §214-5 (g)	C
Min. Sidewalk Width Adjacent to Parking (FT)	6 FT	6 FT	NJAC §214-5 (g)	C
Min. Parking Space Size (FT x FT)	9 FT x 18 FT	9 FT x 18 FT	NJAC §214-15	C
Min. Parking Drive Aisle Width (FT)	24 FT	24 FT	NJAC §214-16 (g)	C
Sign Requirements:				
Max. Number of Freestanding Signs on McCoy Road	2	2	59-52.3.E.4.a	C
Min. Freestanding Sign Setback from McCoy Road R.O.W. (FT)	10 FT	25 FT	59-52.3.E.4.a	C
Max. Number of Freestanding Signs Within Development	4	1	59-52.3.E.4.b	C
Min. Development Freestanding Sign Setback from McCoy Road (FT)	50 FT	386.2 FT	59-52.3.E.4.b	C
Min. Development Freestanding Sign Setback from Internal Roads (FT)	10 FT	15.4 FT	59-52.3.E.4.b	C
Max. Freestanding Sign Area (SF)	24 SF	5.8 SF	59-52.3.E.4.a,b	C
Max. Freestanding Sign Height (FT)	12 FT	6 FT	59-52.3.E.4.a,b	C

Item	Required / Allowed	Proposed	Regulation Reference	Condition
Notes:				
1. Zoning regulations referenced from Borough of Oakland Code of Ordinances Chapter 59: Land Use and Zoning, and the "Fanale Project Settlement Agreement" made on July 10, 2019 between the Borough of Oakland and the Estate of Salvatore J. Fanale, now referenced as Chapter 59-52.3 of the Borough of Oakland Code of Ordinances.				
2. For the affordable housing units, the maximum building height is three stories and a maximum average height of 45 feet as measured at ten-foot intervals along the front building wall from the finished grade immediately adjacent to the building to the highest point of the roof surface.				
3. For the market rate units, the maximum average building height shall be 35 feet as measured at ten-foot intervals along the front building wall from the finished grade immediately adjacent to the building to the highest point of the roof surface. The maximum average building height on all four sides of the building, measured at ten-foot intervals from the finished grade immediately adjacent to the building to the highest point of the roof surface, shall be 46 feet. The maximum height for an accessory building shall be 35 feet.				
4. The minimum proposed fence and wall setback is 0 feet due to the need for retaining walls to cross over the property line to support the driveway connections to Block No. 4004, Lot No. 5.				
5. Zoning table data provided based upon plans entitled "Ridings at Ramapo / Willows at Oakland, Final Site & Subdivision Plan, Block 4202, Lots 1, 2 & 3," prepared by Langan Engineering & Environmental Services, Inc., dated last revised 5/19/2023.				

LAND SURVEYOR CERTIFICATION				
I CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP AND LAND SURVEY DATED 10/01/2021 HAS BEEN MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM SURVEY DETAIL REQUIREMENTS OF THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE OUTBOUND CORNER MARKERS AS SHOWN HAVE BEEN FOUND, OR SET.				
<div><div>SURVEYOR</div><div>(SEAL)</div><div>DATE</div></div> <div>PETER J. BORBAS PROFESSIONAL LAND SURVEYOR NEW JERSEY LIC. No. 24G503165300</div>				
I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "MAP FILING LAW."				
<div><div>SURVEYOR</div><div>(SEAL)</div><div>DATE</div></div> <div>JOSEPH E. ROMANO PROFESSIONAL LAND SURVEYOR NEW JERSEY LIC. No. 24G503627300</div>				

OWNER'S CONSENT - BLOCK 4202, LOT 1, 2 & 3				
THE UNDERSIGNED INDIVIDUAL, ORGANIZED UNDER THE STATE OF NEW JERSEY, HEREBY DECLARES THAT IT IS THE RECORD HOLDER OF TITLE TO THE LANDS DELINEATED ON THIS MAP AND CONSENT TO THE FILING THEREOF.				
<div><div>NAME</div><div>DATE</div></div> <div>SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 2021.</div> <div><div>NOTARY PUBLIC OF THE STATE OF NEW JERSEY</div><div>DATE</div></div>				
ENGINEERS CERTIFICATION				
I HAVE CAREFULLY EXAMINED THIS MAP AND TO THE BEST OF MY KNOWLEDGE AND BELIEF FIND IT CONFORMS WITH THE PROVISIONS OF THE "MAP FILING LAW," RESOLUTION OF APPROVAL AND APPLICABLE MUNICIPAL ORDINANCES AND REQUIREMENTS.				
<div><div>MUNICIPAL ENGINEER</div><div>(SEAL)</div><div>DATE</div></div>				



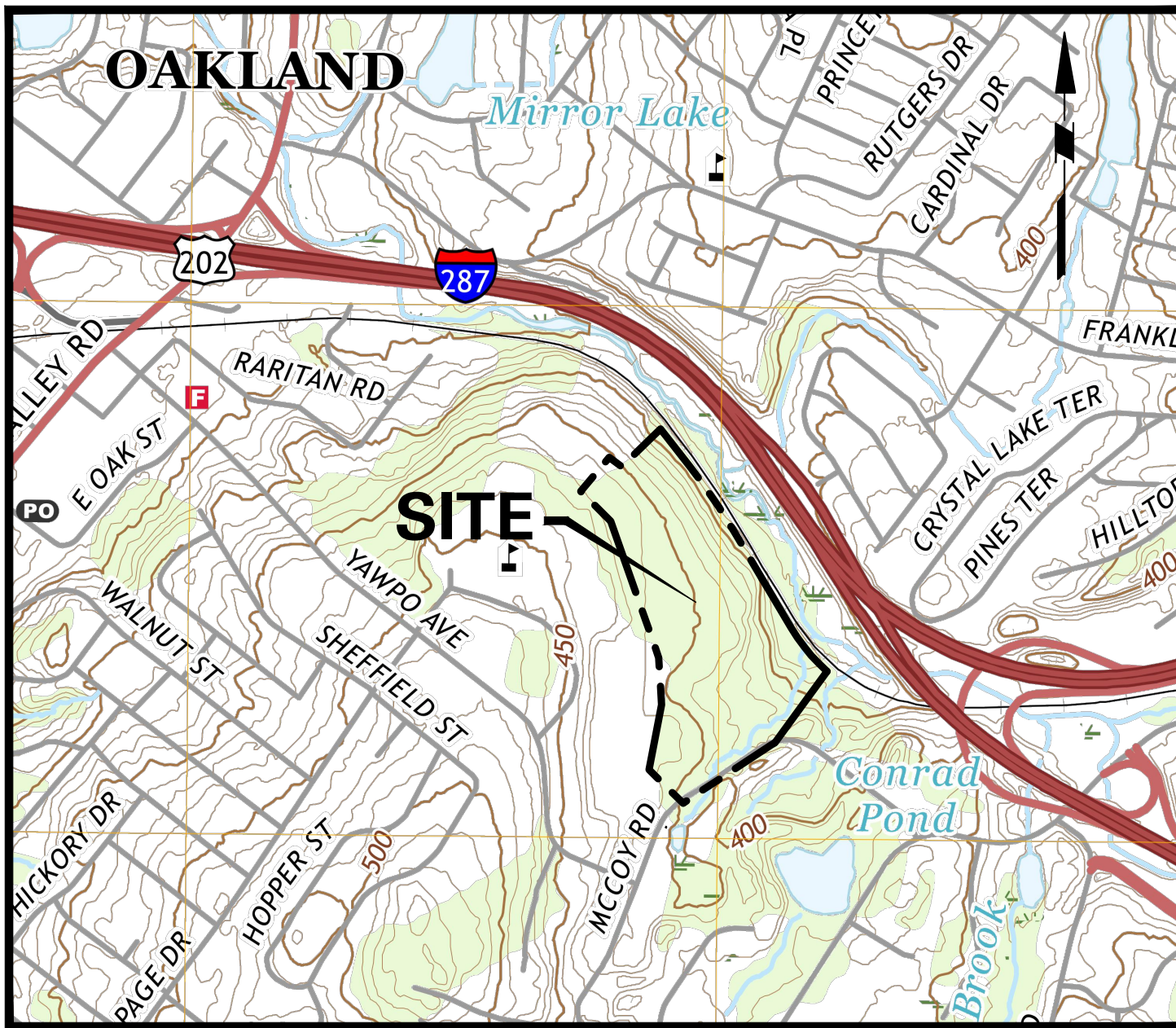
MAP REFERENCED: BOROUGH OF OAKLAND, NEW JERSEY TAX MAP SHEET 42, DATED SEPTEMBER 30, 2004.

TAX MAP

SCALE: 1" = 500'

DRAWING LIST					
SHEET NUMBER	DRAWING NUMBER	DRAWING TITLE	DRAWING SCALE	DATE	REVISION DATE
1	CB100	COVER SHEET	AS SHOWN	2/25/2022	5/19/2023
2	CB100	MASTER FINAL MAJOR SUBDIVISION PLAN	1" = 60'	2/25/2022	5/19/2023
3	CB101	PARTIAL FINAL MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	5/19/2023
4	CB102	PARTIAL FINAL MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	5/19/2023
5	CB103	PARTIAL FINAL MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	5/19/2023
6	CB104	PARTIAL FINAL MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	5/19/2023
7	CB105	PARTIAL FINAL MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	5/19/2023
8	CB106	PARTIAL FINAL MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	5/19/2023
9	CB107	PARTIAL FINAL MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	5/19/2023
10	CB108	PARTIAL FINAL MAJOR SUBDIVISION PLAN	1" = 20'	2/25/2022	5/19/2023

UTILITY AND REGULATORY AGENCY CONTACT LIST	
WATER SERVICE SUEZ 60 DEVOS PLACE HACKENSACK, NJ 07601-6107 PHONE: 201-525-2334	SANITARY SEWER SERVICE NORTHWEST BERGEN COUNTY UTILITIES AUTHORITY (NBCUA) 30 WYCKOFF AVE P.O. BOX 255 WALDWICK, NJ 07463 PHONE: 201-447-2660
ELECTRIC SERVICE ROCKLAND ELECTRIC SERVICE 390 W. ROUTE 59 SPRING VALLEY, NJ 10977 PHONE: 877-434-4100	TELEPHONE SERVICE VERIZON 540 BROAD STREET NEWARK, NJ 07101 PHONE: 800-483-7988
GAS SERVICE PUBLIC SERVICE ELECTRIC & GAS (PSE&G) 20 VAN VOOREN DR OAKLAND, NJ 07436 PHONE: 201-377-2503	BOROUGH OF OAKLAND ONE MUNICIPAL PLAZA OAKLAND, NJ 07438 PHONE: 201-377-8111
BERGEN COUNTY SOIL CONSERVATION DISTRICT 700 KINCKRAKACK ROAD, SUITE 106 ORADELL, NJ 07649 PHONE: 201-261-4407	



MAP REFERENCED: RAMSEY, NJ U.S.G.S. QUADRANGLE MAP, DATED 2019.

LOCATION MAP

SCALE: 1" = 1,000'

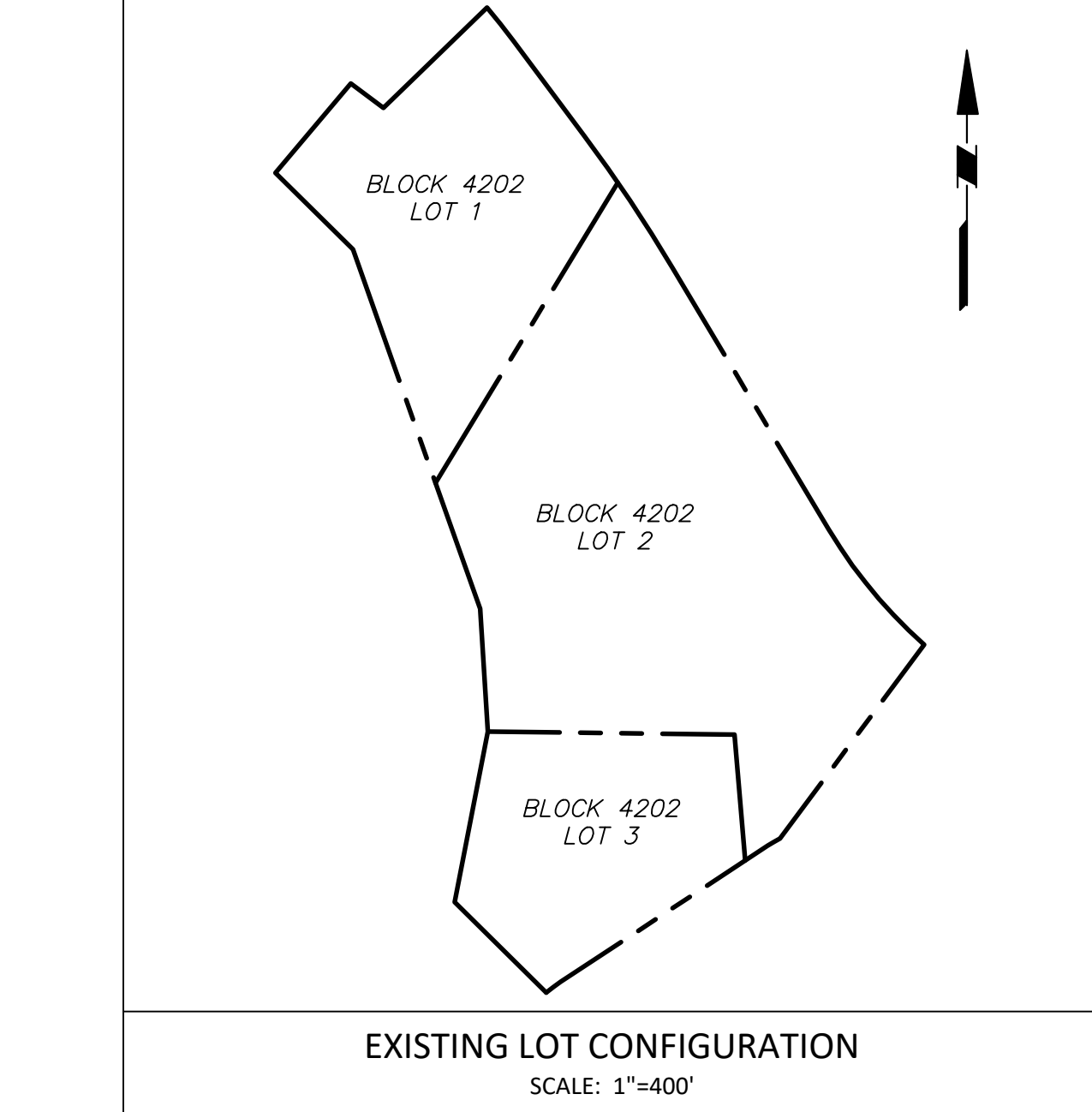
EXISTING AREA SUMMARY		
PARCEL	AREA (SF)	AREA (AC)
BLOCK 4202 LOT 1	451,052 SF±	10.355 AC±
BLOCK 4202 LOT 2	967,205 SF±	22.204 AC±
BLOCK 4202 LOT 3	322,293 SF±	7.399 AC±
TOTAL EXISTING	1,740,550 SF±	39.958 AC±

PROPOSED AREA SUMMARY		
PARCEL	AREA (SF)	AREA (AC)
BLOCK 4202 LOT 1	1,249,626 SF±	28.687 AC±
BLOCK 4202 LOT 2	61,063 SF±	1.402 AC±
BLOCK 4202 LOT 3	3,132 SF±	0.072 AC±
BLOCK 4202 LOT 4	3,019 SF±	0.069 AC±
BLOCK 4202 LOT 5	3,604 SF±	0.083 AC±
BLOCK 4202 LOT 6	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 7	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 8	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 9	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 10	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 11	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 12	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 13	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 14	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 15	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 16	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 17	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 18	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 19	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 20	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 21	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 22	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 23	3,082 SF±	0.071 AC±
BLOCK 4202 LOT 24	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 25	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 26	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 27	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 28	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 29	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 30	3,070 SF±	0.070 AC±
BLOCK 4202 LOT 31	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 32	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 33	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 34	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 35	3,065 SF±	0.070 AC±
BLOCK 4202 LOT 36	2,568 SF±	0.059 AC±
BLOCK 4202 LOT 37	2,568 SF±	0.059 AC±
BLOCK 4202 LOT 38	2,568 SF±	0.059 AC±
BLOCK 4202 LOT 39	3,000 SF±	0.069 AC±
BLOCK 4202 LOT 40	3,026 SF±	0.069 AC±

NOTES AND REFERENCES	
1. THIS SURVEY IS BASED UPON PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES: A. MAP ENTITLED "MAP OF PROPERTY LOTS 1, 2 & 3, BLOCK 4202 BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY," PREPARED BY BORBAS SURVEYING & MAPPING, LLC, DATED OCTOBER 1, 2021, LAST REVISED OCTOBER 1, 2021, DRAWING NO. 210101-2021-10-01-SURVEY.	
1. THE MERIDIAN OF THIS SURVEY IS REFERENCED TO NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD83), NORTH AMERICAN DATUM OF 1983 (NAD83).	
2. A PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD ELEVATION. THE DELINEATION WAS PERFORMED USING METHOD 5 (APPROXIMATION METHOD) PURSUANT TO N.J.A.C. 7:13-1.5 AND VARIES FROM ELEVATION 392 TO 331 NAVD 88. THIS DELINEATION WAS APPROVED BY NJDEP AS PART OF DLRP PERMIT NO. 0242-08-0009-1 FOR FLOOD HAZARD AREA VERIFICATION.	
3. THE INTENT OF THIS PLAT IS TO SHOW THE PROPOSED SUBDIVISION OF BLOCK 4202 LOTS 1, 2 AND 3 INTO 15 LOTS.	
4. WETLANDS DEPICTED ON-SITE ARE IN ACCORDANCE WITH THE NJDEP LOT (NJDEP DLRP FILE NO. 0242-08-0005-1) DATED DECEMBER 15, 2006 AND NJDEP EXTENSION OF A FRESHWATER WETLANDS GENERAL PERMIT NO. 11 AND TRANSITION AREA WAIVER AVERAGING PLAN (NJDEP DLRP FILE NO. 0242-08-0009-1), DATED SEPTEMBER 03 2019. A NEW FRESHWATER WETLANDS GENERAL PERMIT NO. 11, GENERAL PERMIT NO. 6, AND TRANSITION AREA WAIVER AVERAGING PLAN (NJDEP DLRP FILE NO. 0242-08-0009-1) FOR THE PROJECT SITE WAS ISSUED BY NJDEP ON NOVEMBER 10, 2021.	
5. STREET NAMES AND R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER THE "MAP OF PROPERTY LOTS 1, 2 & 3, BLOCK 4202 BOROUGH OF OAKLAND BERGEN COUNTY, NEW JERSEY," PREPARED BY BORBAS SURVEYING & MAPPING, LLC, DATED OCTOBER 1, 2021, LAST REVISED OCTOBER 1, 2021, DRAWING NO. 210101-2021-10-01-SURVEY.	
6. THIS PLAN NOT VALID UNLESS ENCRYPTED WITH THE IMPRESSION SEAL OR ENCRYPTED WITH THE DIGITAL SIGNATURE AND SEAL OF THE PROFESSIONAL.	
7. SOME INFORMATION SHOWN HAS BEEN OBTAINED FROM DESIGN PLANS PREPARED BY LANGAN AS PART OF THE OVERALL PROJECT.	

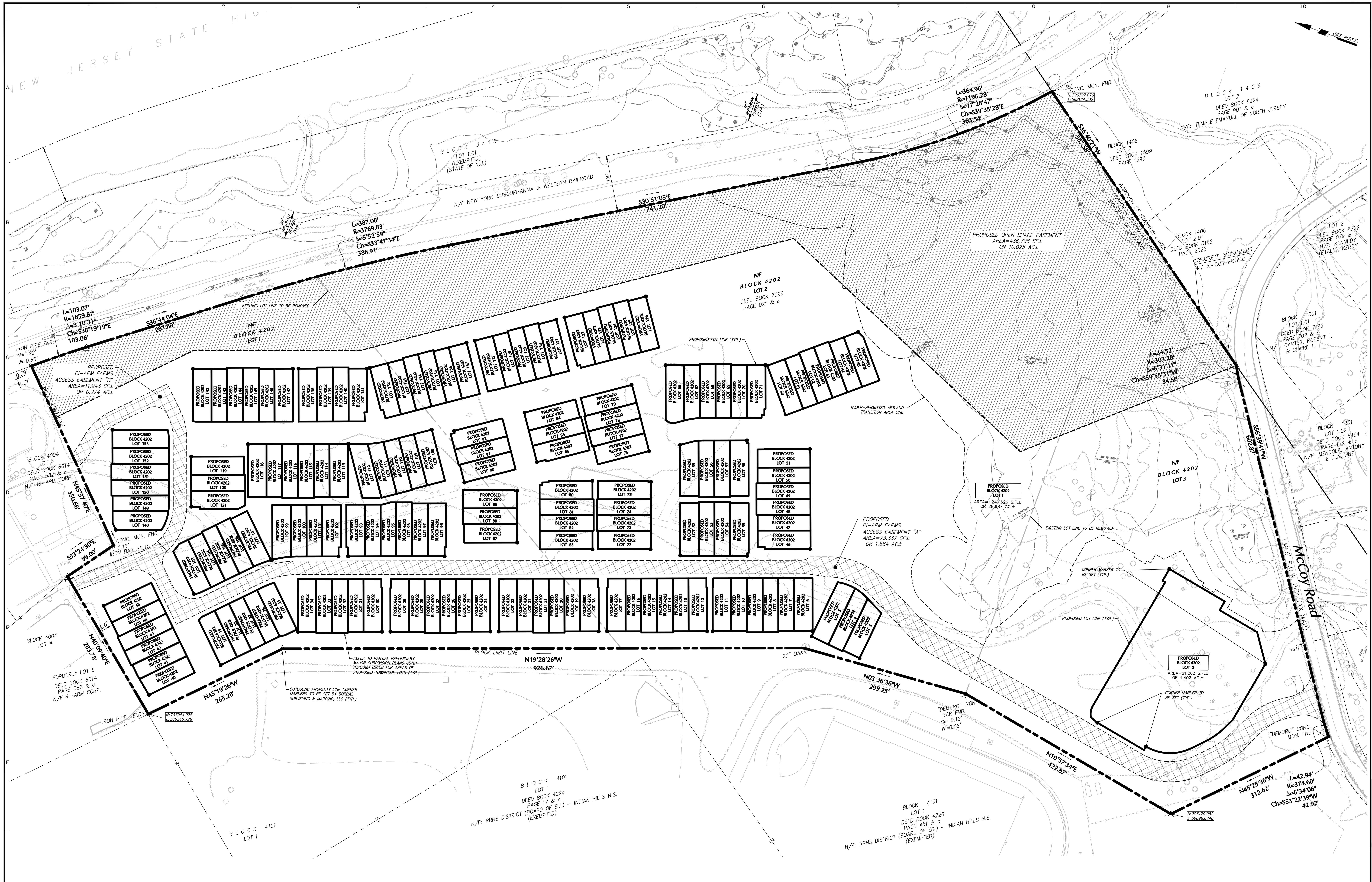
DATE OF FILING	
THIS IS TO CERTIFY THAT THE PLANNING BOARD IS THE PROPER AUTHORITY TO APPROVE AND HAS APPROVED THIS MAP. THIS MAP SHALL BE FILED IN THE BERGEN COUNTY CLERK'S OFFICE ON OR BEFORE THE _____ DAY OF _____ WHICH IS 150 DAYS FROM THE DATE OF APPROVAL FOR A MINOR OR 95 DAYS FROM SIGNATURE OF THIS MAP FOR A FINAL MAJOR.	
PLANNING BOARD CHAIRPERSON	DATE
PLANNING BOARD SECRETARY	DATE
ATTESTED TO BY: _____ DATE _____	
UNDER AUTHORITY OF REVISED STATE STATUTE 40:27-1, ET SEQ., THE DEPARTMENT OF PLANNING AND ENGINEERING, OFFICE OF DEVELOPMENT REVIEW, ON BEHALF OF THE COUNTY PLANNING BOARD, COUNTY OF BERGEN, HAS REVIEWED THIS APPLICATION AND HAS DETERMINED THAT IT IS NOT SUBJECT TO COUNTY PLANNING BOARD APPROVAL.	

SIGNATURE _____ DATE SIGNED _____ PROFESSIONAL LAND SURVEYOR NJ Lic. No. 24G503627300	
T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certificate of Authorization No. 24G503627300	



EXISTING LOT CONFIGURATION
SCALE: 1"=400'

PROPOSED AREA SUMMARY			PROPOSED AREA SUMMARY		
PARCEL	AREA (SF)	AREA (AC)	PARCEL	AREA (SF)	AREA (AC)
BLOCK 4202 LOT 1	1,249,626 SF±	28.687 AC±	BLOCK 4202 LOT 41	2,630 SF±	0.060 AC±
BLOCK 4202 LOT 2	61,063 SF±	1.402 AC±	BLOCK 4202 LOT 42	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 3	3,132 SF±	0.072 AC±	BLOCK 4202 LOT 43	2,889 SF±	0.062 AC±
BLOCK 4202 LOT 4	3,019 SF±	0.069 AC±	BLOCK 4202 LOT 44	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 5	3,604 SF±	0.083 AC±	BLOCK 4202 LOT 45	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 6	3,086 SF±	0.071 AC±	BLOCK 4202 LOT 46	3,035 SF±	0.070 AC±
BLOCK 4202 LOT 7	2,632 SF±	0.060 AC±	BLOCK 4202 LOT 47	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 8	2,688 SF±	0.062 AC±	BLOCK 4202 LOT 48	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 9	2,688 SF±	0.062 AC±	BLOCK 4202 LOT 49	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 10	2,632 SF±	0.060 AC±	BLOCK 4202 LOT 50	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 11	3,070 SF±	0.070 AC±	BLOCK 4202 LOT 51	3,076 SF±	0.071 AC±
BLOCK 4202 LOT 12	3,070 SF±	0.070 AC±	BLOCK 4202 LOT 52	3,085 SF±	0.071 AC±
BLOCK 4202 LOT 13	2,632 SF±	0.060 AC±	BLOCK 4202 LOT 53	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 14	2,688 SF±	0.062 AC±	BLOCK 4202 LOT 54	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 15	2,688 SF±	0.062 AC±	BLOCK 4202 LOT 55	3,074 SF±	0.071 AC±
BLOCK 4202 LOT 16	2,632 SF±	0.060 AC±	BLOCK 4202 LOT 56	3,238 SF±	0.074 AC±
BLOCK 4202 LOT 17	3,070 SF±	0.070 AC±	BLOCK 4202 LOT 57	2,829 SF±	0.065 AC±
BLOCK 4202 LOT 18	3,070 SF±	0.070 AC±	BLOCK 4202 LOT 58	2,827 SF±	0.065 AC±
BLOCK 4202 LOT 19	2,632 SF±	0.060 AC±	BLOCK 4202 LOT 59	3,131 SF±	0.072 AC±
BLOCK 4202 LOT 20	2,688 SF±	0.062 AC±	BLOCK 4202 LOT 60	3,089 SF±	0.071 AC±
BLOCK 4202 LOT 21	2,688 SF±	0.062 AC±	BLOCK 4202 LOT 61	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 22	2,632 SF±	0.060 AC±	BLOCK 4202 LOT 62	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 23	3,082 SF±	0.071 AC±	BLOCK 4202 LOT 63	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 24	3,086 SF±	0.071 AC±	BLOCK 4202 LOT 64	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 25	2,632 SF±	0.060 AC±	BLOCK 4202 LOT 65	3,054 SF±	0.070 AC±
BLOCK 4202 LOT 26	2,688 SF±	0.062 AC±	BLOCK 4202 LOT 66	3,324 SF±	0.076 AC±
BLOCK 4202 LOT 27	2,688 SF±	0.062 AC±	BLOCK 4202 LOT 67	2,681 SF±	0.062 AC±
BLOCK 4202 LOT 28	2,632 SF±	0.060 AC±	BLOCK 4202 LOT 68	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 29	3,070 SF±	0.070 AC±	BLOCK 4202 LOT 69	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 30	3,070 SF±	0.070 AC±	BLOCK 4202 LOT 70	2,632 SF±	0.060 AC±
BLOCK 4202 LOT 31	2,632 SF±	0.060 AC±	BLOCK 4202 LOT 71	3,029 SF±	0.070 AC±
BLOCK 4202 LOT 32	2,688 SF±	0.062 AC±	BLOCK 4202 LOT 72	3,085 SF±	0.071 AC±
BLOCK 4202 LOT 33	2,688 SF±	0.062 AC±	BLOCK 4202 LOT 73	2,888 SF±	0.062 AC±
BLOCK 4202 LOT 34	3,086 SF±	0.071 AC±	BLOCK 4202 LOT 74	2,888 SF±	0.062 AC±
BLOCK 4202 LOT 35	3,065 SF±	0.070 AC±	BLOCK 4202 LOT 75	3,078 SF±	0.071 AC±
BLOCK 4202 LOT 36	2,568 SF±	0.059 AC±	BLOCK 4202 LOT 76	3,086 SF±	0.071 AC±
BLOCK 4202 LOT 37	2,568 SF±	0.059 AC±	BLOCK 4202 LOT 77	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 38	2,568 SF±	0.059 AC±	BLOCK 4202 LOT 78	2,688 SF±	0.062 AC±
BLOCK 4202 LOT 39	3,000 SF±	0.069 AC±	BLOCK 4202 LOT 79	3,085 SF±	0.071 AC±
BLOCK 4202 LOT 40	3,026 SF±	0.069 AC±	BLOCK 4202 LOT 80	3,018 SF±	0.069 AC±



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
LOT LINE		
ACCESS EASEMENT		
OPEN SPACE EASEMENT		
RIPARIAN BUFFER		
NJDEP-PERMITTED WETLAND TRANSITION BUFFER		
CORNER MARKER TO BE SET		

Date	Description	No.
5/19/23	REVISED FOR FINAL MAJOR SUBDIVISION PLAN SUBMISSION	3
11/22/22	REVISED PER BOROUGH COMMENTS	2
3/16/22	REVISED PER BERGEN COUNTY COMMENTS	1

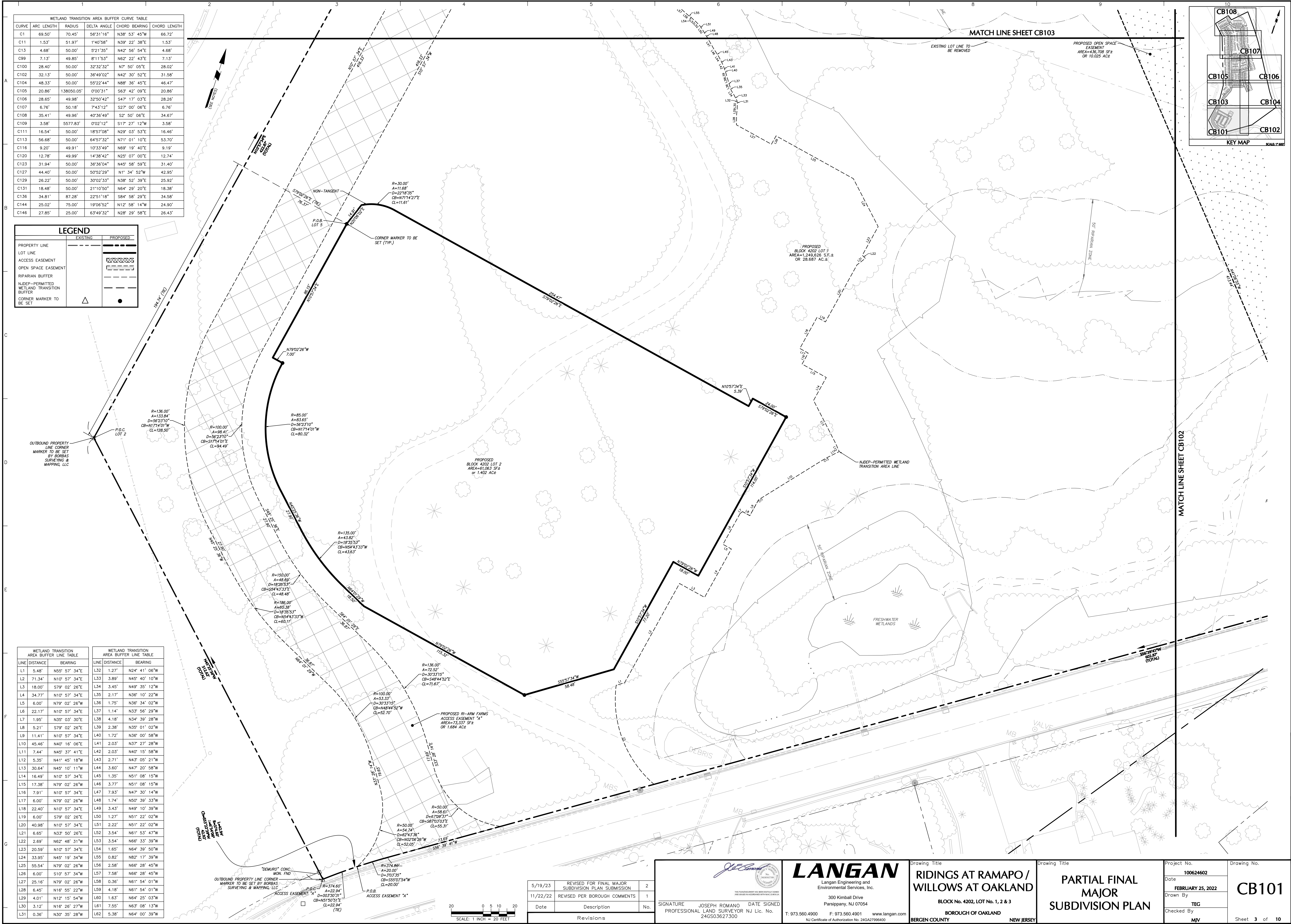
SIGNATURE: JOSEPH ROMANO DATE SIGNED: 24GS03627300
PROFESSIONAL LAND SURVEYOR NJ Lic. No. 24GS03627300

LANGAN
Langan Engineering and Environmental Services, Inc.
300 Kimball Drive
Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certificate of Authorization No. 24GA27996400

Drawing Title: RIDINGS AT RAMAPO / WILLOWS AT OAKLAND
BLOCK No. 4202, LOT No. 1, 2 & 3
BOROUGH OF OAKLAND
BERGEN COUNTY
NEW JERSEY

Drawing Title: MASTER FINAL MAJOR SUBDIVISION PLAN
Project No. 100624602
Date: FEBRUARY 25, 2022
Drawn By: TEG
Checked By: MIV
Sheet 2 of 10

Date: 5/18/2023 Time: 16:15 User: mvtello Style Table: Langan.stb Layout: CB100 Document Code: 100624602-0301-CB101-0101

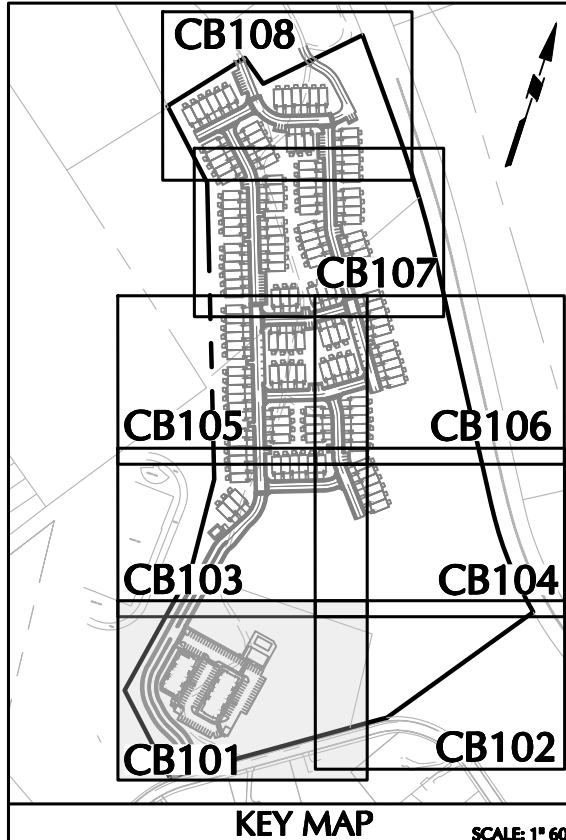


WETLAND TRANSITION AREA BUFFER CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	69.50'	70.45'	56°31'16"	N38° 53' 45"W	66.72'	
C11	1.53'	51.97'	1°40'58"	N39° 22' 38"E	1.53'	
C13	4.68'	50.00'	52°1'35"	N42° 56' 54"E	4.68'	
C99	7.13'	49.85'	8°11'53"	N62° 22' 43"E	7.13'	
C100	28.40'	50.00'	32°32'32"	N7° 50' 05"E	28.02'	
C102	32.13'	50.00'	36°49'02"	N42° 30' 52"E	31.58'	
C104	48.33'	50.00'	55°22'44"	N88° 36' 45"E	46.47'	
C105	20.86'	138050.05'	0°00'31"	S63° 42' 09"E	20.86'	
C106	28.65'	49.98'	32°50'42"	S47° 17' 03"E	28.26'	
C107	6.76'	50.18'	7°43'12"	S27° 00' 06"E	6.76'	
C108	35.41'	49.96'	40°36'49"	S2° 50' 06"E	34.67'	
C109	3.58'	5577.83'	0°02'12"	S17° 27' 12"W	3.58'	
C111	16.54'	50.00'	18°57'08"	N29° 03' 53"E	16.46'	
C113	56.68'	50.00'	64°57'32"	N71° 01' 10"E	53.70'	
C116	9.20'	49.91'	10°33'49"	N69° 19' 40"E	9.19'	
C120	12.78'	49.99'	14°38'42"	N25° 07' 00"E	12.74'	
C123	31.94'	50.00'	36°36'04"	N45° 58' 59"E	31.40'	
C127	44.40'	50.00'	50°52'29"	N1° 34' 52"W	42.95'	
C129	26.22'	50.00'	30°02'33"	N38° 52' 39"E	25.92'	
C131	18.48'	50.00'	21°10'50"	N64° 29' 20"E	18.38'	
C136	34.81'	87.28'	22°51'18"	S84° 58' 29"E	34.58'	
C144	25.02'	75.00'	19°06'52"	N12° 58' 14"W	24.90'	
C146	27.85'	25.00'	63°49'32"	N28° 58' 58"E	26.43'	

LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE		
LOT LINE		
ACCESS EASEMENT		
OPEN SPACE EASEMENT		
RIPARIAN BUFFER		
NUDEP-PERMITTED WETLAND TRANSITION BUFFER		
CORNER MARKER TO BE SET		

WETLAND TRANSITION AREA BUFFER LINE TABLE		
LINE	DISTANCE	BEARING
L1	5.48'	N55° 57' 34"E
L2	71.34'	N10° 57' 34"E
L3	18.00'	S79° 02' 26"E
L4	34.77'	N10° 57' 34"E
L5	6.00'	N79° 02' 26"W
L6	22.17'	N10° 57' 34"E
L7	1.95'	N35° 03' 30"E
L8	5.21'	S79° 02' 26"E
L9	11.41'	N10° 57' 34"E
L10	45.46'	N40° 16' 06"E
L11	7.44'	N45° 37' 41"E
L12	5.35'	N41° 45' 18"W
L13	30.64'	N45° 10' 11"W
L14	16.49'	N10° 57' 34"E
L15	17.38'	N79° 02' 26"W
L16	7.91'	N10° 57' 34"E
L17	6.00'	N79° 02' 26"W
L18	22.40'	N10° 57' 34"E
L19	6.00'	S79° 02' 26"E
L20	40.98'	N10° 57' 34"E
L21	6.65'	N33° 50' 26"E
L22	2.69'	N62° 48' 31"W
L23	20.59'	N10° 57' 34"E
L24	33.95'	N45° 19' 34"W
L25	55.54'	N79° 02' 26"W
L26	6.00'	S10° 57' 34"W
L27	25.16'	N79° 02' 26"W
L28	6.45'	N16° 55' 22"W
L29	4.01'	N12° 15' 54"W
L30	3.12'	N16° 06' 27"W
L31	0.36'	N30° 35' 28"W

WETLAND TRANSITION AREA BUFFER LINE TABLE		
LINE	DISTANCE	BEARING
L32	1.27'	N24° 41' 06"W
L33	3.89'	N45° 40' 10"W
L34	3.45'	N49° 35' 12"W
L35	2.17'	N36° 10' 22"W
L36	1.75'	N36° 34' 02"W
L37	1.14'	N33° 56' 29"W
L38	4.18'	N34° 39' 28"W
L39	2.38'	N35° 01' 02"W
L40	1.72'	N36° 00' 58"W
L41	2.03'	N37° 27' 28"W
L42	2.03'	N40° 15' 58"W
L43	2.71'	N43° 05' 21"W
L44	3.60'	N47° 20' 58"W
L45	1.35'	N51° 08' 15"W
L46	3.77'	N51° 08' 15"W
L47	7.93'	N47° 30' 14"W
L48	1.74'	N50° 39' 33"W
L49	3.43'	N49° 10' 39"W
L50	1.27'	N51° 22' 02"W
L51	2.22'	N51° 22' 02"W
L52	3.54'	N61° 53' 47"W
L53	3.54'	N66° 33' 39"W
L54	1.65'	N64° 39' 50"W
L55	0.82'	N82° 17' 39"W
L56	2.58'	N66° 28' 45"W
L57	7.58'	N66° 28' 45"W
L58	0.36'	N61° 54' 01"W
L59	4.18'	N61° 54' 01"W
L60	1.63'	N64° 25' 03"W
L61	7.55'	N63° 06' 13"W
L62	5.38'	N64° 00' 39"W



5/19/23	REVISED FOR FINAL MAJOR SUBDIVISION PLAN SUBMISSION	2
11/22/22	REVISED PER BOROUGH COMMENTS	1
Date	Description	No.
Revisions		

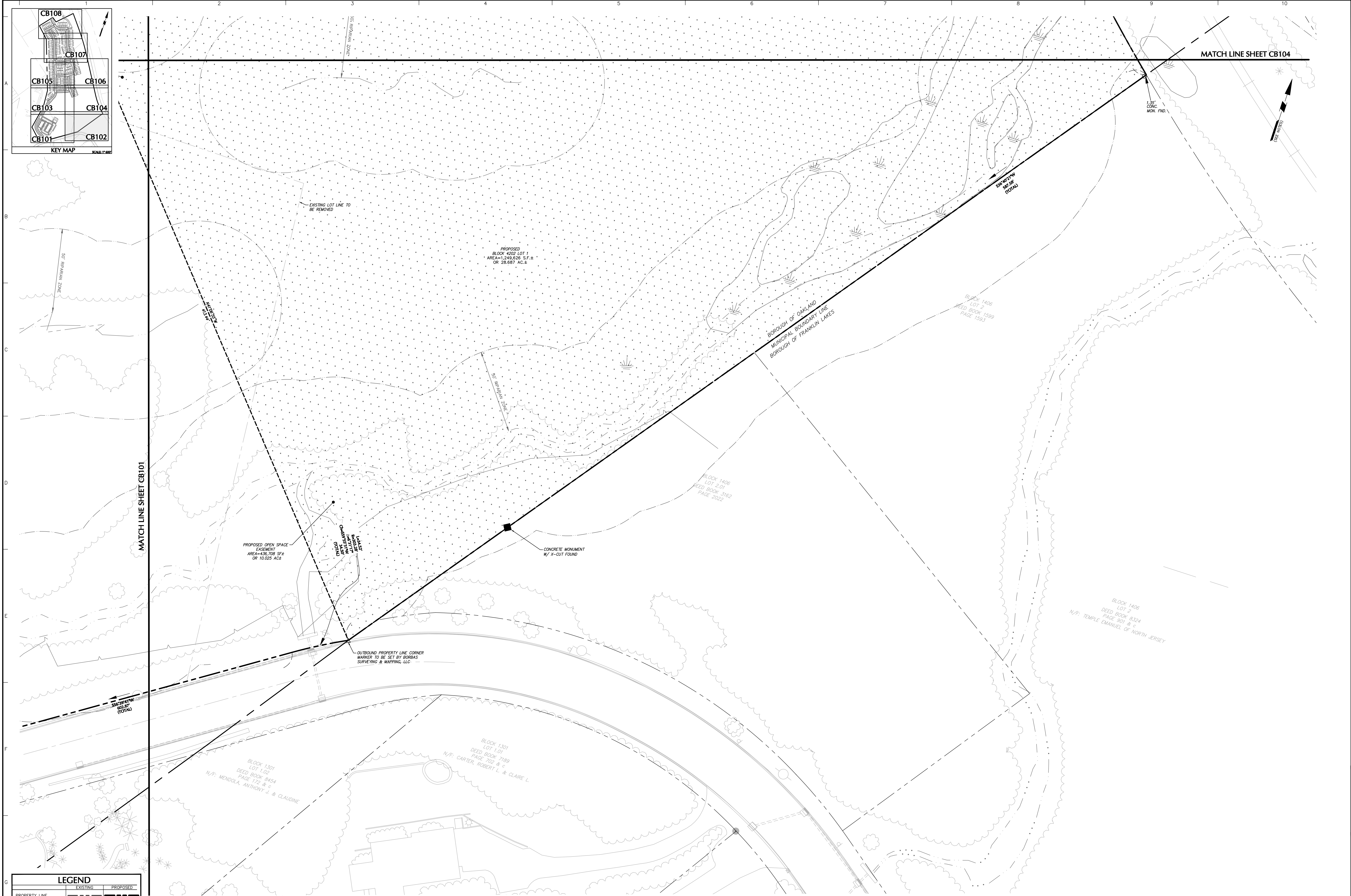
SIGNATURE JOSEPH ROMANO DATE SIGNED
PROFESSIONAL LAND SURVEYOR NJ Lic. No. 24GSO3827300

LANGAN
Langan Engineering and Environmental Services, Inc.
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NJ Certificate of Authorization No. 24GA27396400

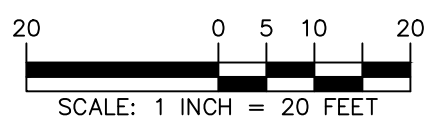
Drawing Title
RIDINGS AT RAMAPO / WILLOWS AT OAKLAND
BLOCK No. 4202, LOT No. 1, 2 & 3
BOROUGH OF OAKLAND
BERGEN COUNTY NEW JERSEY

Drawing Title
PARTIAL FINAL MAJOR SUBDIVISION PLAN

Project No. 100624602
Date FEBRUARY 25, 2022
Drawn By TEG
Checked By MJV
Drawing No. CB101
Sheet 3 of 10



LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
LOT LINE	---	---
ACCESS EASEMENT	---	---
OPEN SPACE EASEMENT	---	---
RIPARIAN BUFFER	---	---
NJDEP-PERMITTED WETLAND TRANSITION BUFFER	---	---
CORNER MARKER TO BE SET	△	●



5/19/23	REVISED FOR FINAL MAJOR SUBDIVISION PLAN SUBMISSION	2
11/22/22	REVISED PER BOROUGH COMMENTS	1
Date	Description	No.
Revisions		

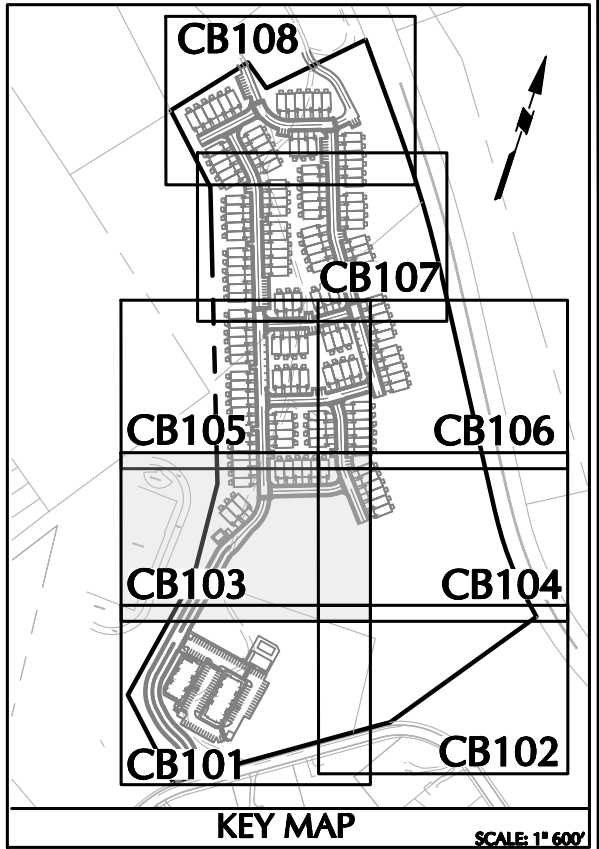
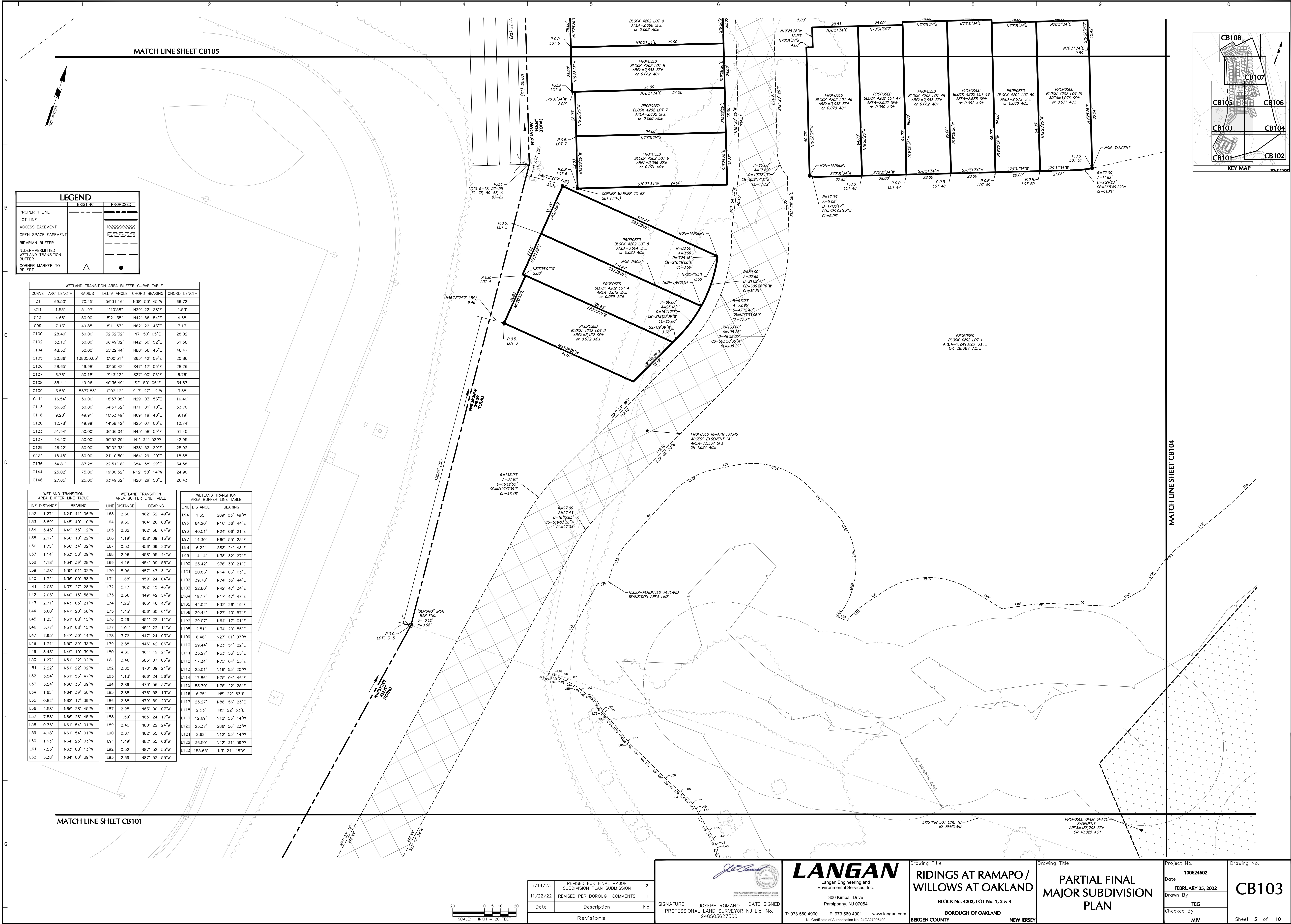
SIGNATURE	JOSEPH ROMANO	DATE SIGNED	
PROFESSIONAL LAND SURVEYOR NJ Lic. No.	24GS03627300		

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NJ Certificate of Authorization No. 24GA27996400

Drawing Title	RIDINGS AT RAMAPO / WILLOWS AT OAKLAND
BLOCK No. 4202, LOT No. 1, 2 & 3	
BOROUGH OF OAKLAND	BERGEN COUNTY
NEW JERSEY	

Drawing Title	PARTIAL FINAL MAJOR SUBDIVISION PLAN
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Project No.	100624602	Drawing No.	CB102
Date	FEBRUARY 25, 2022		
Drawn By	TEG		
Checked By	MIJ		
Sheet	4	of	10



LEGEND	
PROPERTY LINE	---
LOT LINE	---
ACCESS EASEMENT	---
OPEN SPACE EASEMENT	---
RIPARIAN BUFFER	---
NUDEP-PERMITTED WETLAND TRANSITION BUFFER	---
CORNER MARKER TO BE SET	△

WETLAND TRANSITION AREA BUFFER CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.50'	70.45'	56°31'16"	N38° 53' 45"W	66.72'
C11	1.53'	51.97'	1°40'58"	N39° 22' 38"E	1.53'
C13	4.68'	50.00'	5°21'35"	N42° 56' 54"E	4.68'
C99	7.13'	49.85'	8°11'53"	N62° 22' 43"E	7.13'
C100	28.40'	50.00'	32°32'32"	N7° 50' 05"E	28.02'
C102	32.13'	50.00'	36°49'02"	N42° 30' 52"E	31.58'
C104	48.33'	50.00'	55°22'44"	N88° 36' 45"E	46.47'
C105	20.86'	138050.05'	0°00'31"	S63° 42' 09"E	20.86'
C106	28.65'	49.98'	32°50'42"	S47° 17' 03"E	28.26'
C107	6.76'	50.18'	7°43'12"	S27° 00' 06"E	6.76'
C108	35.41'	49.98'	40°36'49"	S2° 50' 06"E	34.63'
C109	3.58'	5577.83'	0°02'12"	S17° 27' 12"W	3.58'
C111	16.54'	50.00'	18°57'08"	N29° 03' 53"E	16.46'
C113	56.68'	50.00'	64°57'32"	N71° 01' 10"E	53.70'
C116	9.20'	49.91'	10°33'49"	N69° 19' 40"E	9.19'
C120	12.78'	49.99'	14°38'42"	N25° 07' 00"E	12.74'
C123	31.94'	50.00'	36°36'04"	N45° 58' 59"E	31.40'
C127	44.40'	50.00'	50°52'29"	N1° 34' 52"W	42.95'
C129	26.22'	50.00'	30°02'13"	N38° 52' 39"E	25.92'
C131	18.48'	50.00'	21°10'50"	N64° 29' 20"E	18.38'
C136	34.81'	87.28'	22°51'18"	S84° 58' 29"E	34.58'
C144	25.02'	75.00'	19°06'52"	N12° 58' 14"W	24.90'
C146	27.85'	25.00'	63°49'32"	N28° 29' 58"E	26.43'

WETLAND TRANSITION AREA BUFFER LINE TABLE	
LINE	BEARING
L32	1.27' N24° 41' 06"W
L33	3.89' N45° 40' 10"W
L34	3.45' N49° 35' 12"W
L35	2.17' N36° 10' 22"W
L36	1.75' N36° 34' 02"W
L37	1.14' N33° 56' 29"W
L38	4.18' N34° 39' 28"W
L39	2.38' N35° 01' 02"W
L40	1.72' N36° 00' 58"W
L41	2.03' N37° 27' 28"W
L42	2.03' N40° 15' 58"W
L43	2.71' N43° 05' 21"W
L44	3.60' N47° 20' 58"W
L45	1.35' N51° 08' 15"W
L46	3.77' N51° 08' 15"W
L47	7.93' N47° 30' 14"W
L48	1.74' N50° 39' 33"W
L49	3.43' N49° 10' 39"W
L50	1.27' N51° 22' 02"W
L51	2.22' N51° 22' 02"W
L52	3.54' N61° 53' 47"W
L53	3.54' N66° 33' 39"W
L54	1.85' N64° 39' 50"W
L55	0.82' N82° 17' 39"W
L56	2.58' N66° 28' 45"W
L57	7.58' N66° 28' 45"W
L58	0.36' N61° 54' 01"W
L59	4.18' N61° 54' 01"W
L60	1.63' N64° 25' 03"W
L61	7.55' N63° 08' 13"W
L62	5.38' N64° 00' 39"W

WETLAND TRANSITION AREA BUFFER LINE TABLE	
LINE	BEARING
L63	2.66' N62° 32' 49"W
L64	9.60' N64° 26' 08"W
L65	2.82' N62° 38' 04"W
L66	1.19' N58° 09' 15"W
L67	0.33' N56° 09' 20"W
L68	2.96' N58° 55' 44"W
L69	4.16' N54° 09' 55"W
L70	5.06' N57° 47' 31"W
L71	1.88' N59° 24' 04"W
L72	5.17' N62° 15' 46"W
L73	2.56' N49° 42' 54"W
L74	1.25' N63° 46' 47"W
L75	1.45' N56° 30' 01"W
L76	0.29' N51° 22' 11"W
L77	1.01' N51° 22' 11"W
L78	3.72' N47° 24' 03"W
L79	2.88' N46° 42' 06"W
L80	4.80' N61° 19' 21"W
L81	3.46' S83° 07' 05"W
L82	3.80' N70° 09' 21"W
L83	1.13' N66° 24' 56"W
L84	2.89' N73° 56' 37"W
L85	2.88' N76° 58' 13"W
L86	2.88' N79° 59' 20"W
L87	2.95' N83° 00' 07"W
L88	1.59' N85° 24' 17"W
L89	2.40' N80° 22' 24"W
L90	0.87' N82° 55' 06"W
L91	1.49' N82° 55' 06"W
L92	0.52' N87° 52' 55"W
L93	2.39' N87° 52' 55"W

WETLAND TRANSITION AREA BUFFER LINE TABLE	
LINE	BEARING
L94	1.35' S89° 03' 49"W
L95	64.20' N10° 36' 44"E
L96	40.51' N24° 06' 21"E
L97	14.30' N60° 55' 23"E
L98	6.22' S83° 24' 43"E
L99	14.14' N38° 32' 27"E
L100	23.42' S76° 30' 21"E
L101	20.86' N64° 03' 03"E
L102	39.78' N74° 35' 44"E
L103	22.80' N42° 47' 34"E
L104	19.17' N17° 47' 47"E
L105	44.02' N32° 26' 19"E
L106	29.44' N27° 40' 57"E
L107	29.07' N64° 17' 01"E
L108	2.51' N34° 20' 55"E
L109	6.46' N27° 01' 07"W
L110	29.44' N23° 51' 22"E
L111	33.27' N53° 53' 55"E
L112	17.34' N75° 04' 55"E
L113	25.01' N16° 53' 20"W
L114	17.86' N75° 04' 46"E
L115	53.70' N75° 22' 25"E
L116	6.75' N5° 22' 53"E
L117	25.27' N86° 56' 23"E
L118	2.53' N5° 22' 53"E
L119	12.69' N12° 55' 14"W
L120	25.37' S86° 56' 23"W
L121	2.62' N12° 55' 14"W
L122	36.50' N22° 31' 39"W
L123	155.65' N3° 24' 48"W

MATCH LINE SHEET CB101

MATCH LINE SHEET CB104

5/19/23	REVISED FOR FINAL MAJOR SUBDIVISION PLAN SUBMISSION	2
11/22/22	REVISED PER BOROUGH COMMENTS	1
Date	Description	No.
Revisions		

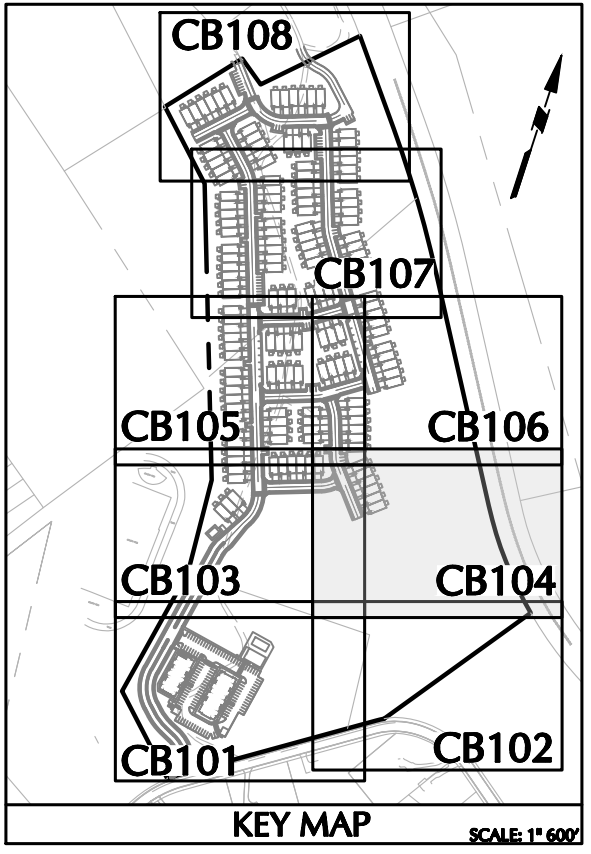
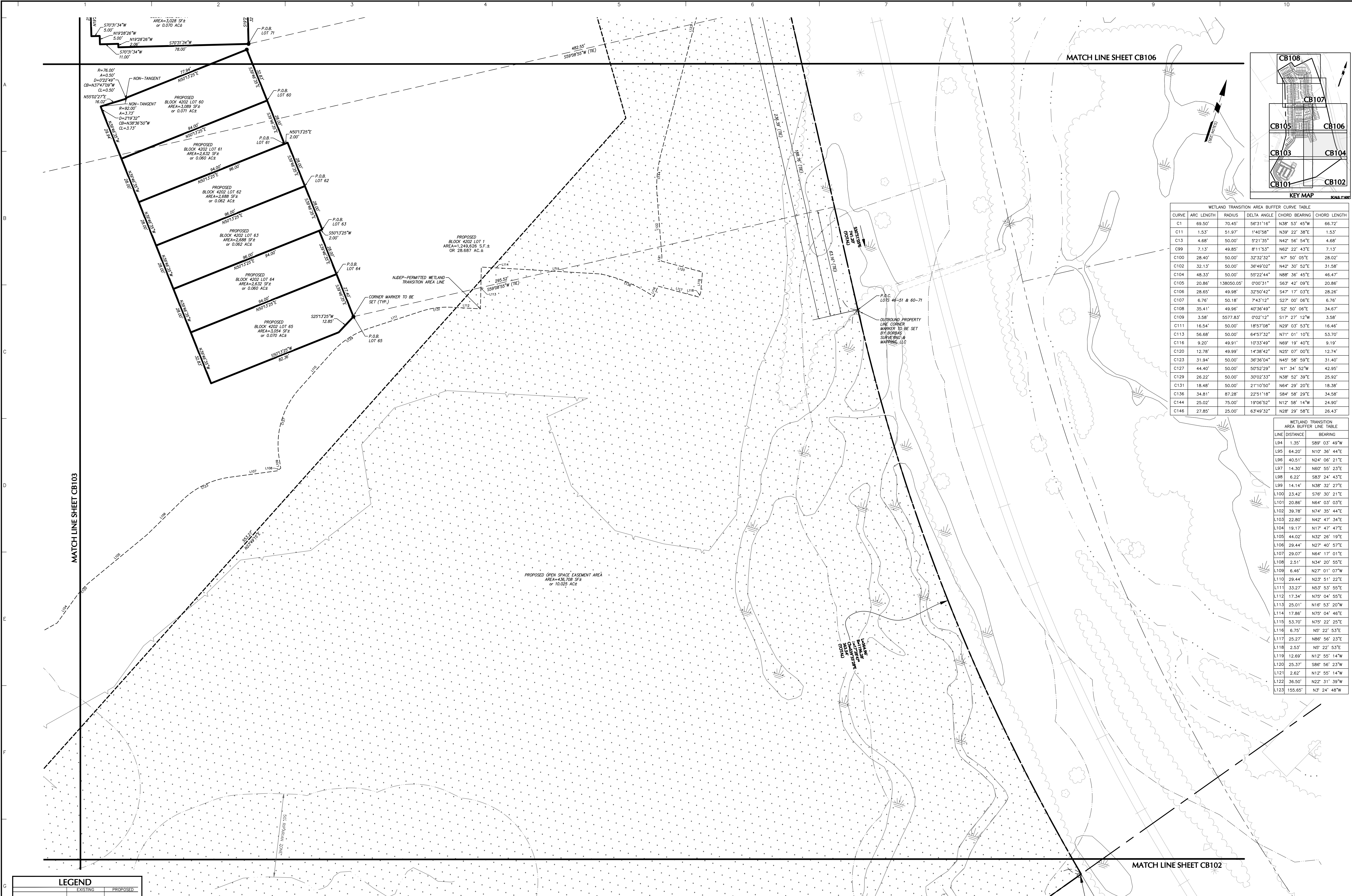
LANGAN
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NJ Certificate of Authorization No. 24G527996400

Drawing Title
RIDINGS AT RAMAPO / WILLOWS AT OAKLAND
BLOCK No. 4202, LOT No. 1, 2 & 3
BOROUGH OF OAKLAND
BERGEN COUNTY NEW JERSEY

Drawing Title
PARTIAL FINAL MAJOR SUBDIVISION PLAN

Project No.
100624602
Date
FEBRUARY 25, 2022
Drawn By
TEG
Checked By
MJV

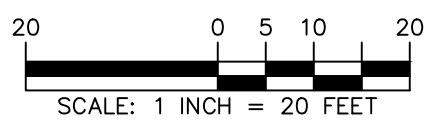
Drawing No.
CB103
Sheet **5** of **10**



WETLAND TRANSITION AREA BUFFER CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.50'	70.45'	56°31'16"	N38° 33' 45"W	66.72'
C11	1.53'	51.97'	1°40'58"	N39° 22' 38"E	1.53'
C13	4.68'	50.00'	5°21'35"	N42° 56' 54"E	4.68'
C99	7.13'	49.85'	8°11'53"	N62° 22' 43"E	7.13'
C100	28.40'	50.00'	32°32'32"	N7° 50' 05"E	28.02'
C102	32.13'	50.00'	36°49'02"	N42° 30' 52"E	31.58'
C104	48.33'	50.00'	55°22'44"	N85° 36' 45"E	46.47'
C105	20.86'	138050.05'	0°00'31"	S63° 42' 09"E	20.86'
C106	28.65'	49.98'	32°50'42"	S47° 17' 03"E	28.26'
C107	6.76'	50.18'	7°43'12"	S27° 00' 06"E	6.76'
C108	35.41'	49.96'	40°36'49"	S2° 50' 06"E	34.67'
C109	3.58'	5577.83'	0°02'12"	S17° 27' 12"W	3.58'
C111	16.54'	50.00'	18°57'08"	N29° 03' 53"E	16.46'
C113	56.68'	50.00'	64°57'32"	N71° 01' 10"E	53.70'
C116	9.20'	49.91'	10°33'49"	N69° 19' 40"E	9.19'
C120	12.78'	49.99'	14°38'42"	N25° 07' 00"E	12.74'
C123	31.94'	50.00'	36°36'04"	N45° 58' 59"E	31.40'
C127	44.40'	50.00'	50°52'29"	N1° 34' 52"W	42.95'
C129	26.22'	50.00'	30°02'33"	N38° 52' 39"E	25.92'
C131	18.48'	50.00'	21°10'50"	N64° 29' 20"E	18.38'
C136	34.81'	87.28'	22°51'18"	S84° 58' 29"E	34.58'
C144	25.02'	75.00'	19°06'52"	N12° 58' 14"W	24.90'
C146	27.85'	25.00'	6°34'32"	N28° 29' 58"E	26.43'

WETLAND TRANSITION AREA BUFFER LINE TABLE		
LINE	DISTANCE	BEARING
L94	1.35'	S89° 03' 49"W
L95	64.20'	N107° 36' 44"E
L96	40.51'	N24° 06' 21"E
L97	14.30'	N60° 55' 23"E
L98	6.22'	S83° 24' 43"E
L99	14.14'	N38° 32' 27"E
L100	23.42'	S76° 30' 21"E
L101	20.86'	N64° 03' 03"E
L102	39.78'	N74° 35' 44"E
L103	22.80'	N42° 47' 34"E
L104	19.17'	N17° 47' 47"E
L105	44.02'	N32° 26' 19"E
L106	29.44'	N27° 40' 57"E
L107	29.07'	N64° 17' 01"E
L108	2.51'	N34° 20' 55"E
L109	6.46'	N27° 01' 07"W
L110	29.44'	N23° 51' 22"E
L111	33.27'	N53° 53' 55"E
L112	17.34'	N75° 04' 55"E
L113	25.01'	N16° 53' 20"W
L114	17.86'	N75° 04' 46"E
L115	53.70'	N75° 22' 25"E
L116	6.75'	N5° 22' 53"E
L117	25.27'	N86° 56' 23"E
L118	2.53'	N5° 22' 53"E
L119	12.69'	N12° 55' 14"W
L120	25.37'	S86° 56' 23"W
L121	2.62'	N12° 55' 14"W
L122	36.50'	N22° 31' 39"W
L123	155.65'	N3° 24' 48"W

LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE		
LOT LINE		
ACCESS EASEMENT		
OPEN SPACE EASEMENT		
RIPARIAN BUFFER		
NJDEP-PERMITTED WETLAND TRANSITION BUFFER		
CORNER MARKER TO BE SET		



5/19/23	REVISED FOR FINAL MAJOR SUBDIVISION PLAN SUBMISSION	2
11/22/22	REVISED PER BOROUGH COMMENTS	1
Date	Description	No.
Revisions		

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NJ Certificate of Authorization No. 24GA27996400

Drawing Title
RIDINGS AT RAMAPO / WILLOWS AT OAKLAND
BLOCK No. 4202, LOT No. 1, 2 & 3
BOROUGH OF OAKLAND
BERGEN COUNTY NEW JERSEY

Drawing Title
PARTIAL FINAL MAJOR SUBDIVISION PLAN

Project No.
100624602

Date
FEBRUARY 25, 2022

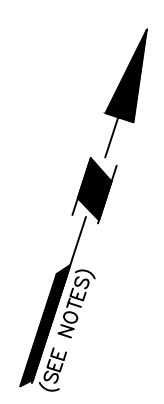
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MJV

CB104

Sheet **6** of **10**

Date: 5/18/2023 Time: 16:16 User: mvtello Style Table: Langan.sb Layout: CB104 Document Code: 100624602-0301-CB101-0105



LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE		---
LOT LINE		---
ACCESS EASEMENT		---
OPEN SPACE EASEMENT		---
RIPARIAN BUFFER		---
N/DEP--PERMITTED WETLAND TRANSITION BUFFER		---
CORNER MARKER TO BE SET	△	●



5/19/23	REVISED FOR FINAL MAJOR SUBDIVISION PLAN SUBMISSION	2
11/22/22	REVISED PER BOROUGH COMMENTS	1
Date	Description	No
Revisions		

THIS PLAT/DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED IN ACCORDANCE WITH NJAC 17:27.8.4

SIGNATURE JOSEPH ROMANO DATE SIGNED
PROFESSIONAL LAND SURVEYOR NJ Lic. No.
24GS03627300

LANGAN
Langan Engineering and
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Parsippany, NJ 07054
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NJ Certificate of Authorization No. 24GA27996400

Drawing Title

**RIDINGS AT RAMAPO /
WILLOWS AT OAKLAND**

BLOCK No. 4202, LOT No. 1, 2 & 3

BOROUGH OF OAKLAND

BERGEN COUNTY NEW JERSEY

PARTIAL FINAL
MAJOR
SUBDIVISION PLAN

Project No.	100624602
Date	FEBRUARY 25, 2022
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Drawing No.

CB105

Sheet **7** of **10**



WETLAND TRANSITION AREA BUFFER CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.50'	70.45'	56°31'16"	N38° 53' 45"W	66.72'
C11	1.53'	51.97'	1°40'58"	N39° 22' 38"E	1.53'
C13	4.68'	50.00'	5°21'35"	N42° 56' 54"E	4.68'
C99	7.13'	49.85'	8°11'53"	N62° 22' 43"E	7.13'
C100	28.40'	50.00'	32°32'32"	N7° 50' 05"E	28.02'
C102	32.13'	50.00'	36°49'02"	N42° 30' 52"E	31.58'
C104	48.33'	50.00'	55°22'44"	N88° 36' 45"E	46.47'
C105	20.86'	138050.05'	0°00'31"	S63° 42' 09"E	20.86'
C106	28.65'	49.98'	32°50'42"	S47° 17' 03"E	28.26'
C107	6.78'	50.18'	7°43'12"	S27° 00' 06"E	6.78'
C108	35.41'	49.96'	40°36'49"	S2° 50' 06"E	34.67'
C109	3.58'	5577.83'	0°02'12"	S17° 27' 12"W	3.58'
C111	16.54'	50.00'	18°57'08"	N29° 03' 53"E	16.46'
C113	56.68'	50.00'	64°57'32"	N71° 01' 10"E	53.70'
C116	9.20'	49.91'	10°33'49"	N69° 19' 40"E	9.19'
C120	12.78'	49.99'	14°38'42"	N25° 07' 00"E	12.74'
C123	31.94'	50.00'	36°36'04"	N45° 58' 59"E	31.40'
C127	44.40'	50.00'	50°52'29"	N1° 34' 52"W	42.95'
C129	26.22'	50.00'	30°02'33"	N38° 52' 39"E	25.92'
C131	18.48'	50.00'	21°10'50"	N64° 29' 20"E	18.38'
C136	34.81'	87.28'	22°51'18"	S84° 58' 29"E	34.58'
C144	25.02'	75.00'	19°06'52"	N12° 58' 14"W	24.90'
C146	27.85'	25.00'	63°49'32"	N28° 29' 58"E	26.43'

WETLAND TRANSITION AREA BUFFER LINE TABLE	
LINE	BEARING
L94	S89° 03' 49"W
L95	N10° 36' 44"E
L96	N24° 06' 21"E
L97	N60° 55' 23"E
L98	S83° 24' 43"E
L99	N38° 32' 27"E
L100	S76° 30' 21"E
L101	N64° 03' 03"E
L102	N74° 35' 44"E
L103	N42° 47' 34"E
L104	N17° 47' 47"E
L105	N32° 26' 19"E
L106	N27° 40' 57"E
L107	N64° 17' 01"E
L108	N34° 20' 55"E
L109	N27° 01' 07"W
L110	N23° 51' 22"E
L111	N53° 53' 55"E
L112	N75° 04' 55"E
L113	N16° 53' 20"W
L114	N75° 04' 46"E
L115	N75° 22' 25"E
L116	N5° 22' 53"E
L117	N86° 56' 23"E
L118	N5° 22' 53"E
L119	N12° 55' 14"W
L120	S86° 56' 23"W
L121	N12° 55' 14"W
L122	N22° 31' 39"W
L123	N3° 24' 48"W

LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
LOT LINE	---	---
ACCESS EASEMENT	---	---
OPEN SPACE EASEMENT	---	---
RIPARIAN BUFFER	---	---
NUEP-PERMITTED WETLAND TRANSITION BUFFER	---	---
CORNER MARKER TO BE SET	△	●

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BLOCK No. 4202, LOT No. 1, 2 & 3
BOROUGH OF OAKLAND
BERGEN COUNTY NEW JERSEY

Drawing Title
PARTIAL FINAL MAJOR SUBDIVISION PLAN

Project No.
100624602

Date
FEBRUARY 25, 2022

Drawn By
TEG

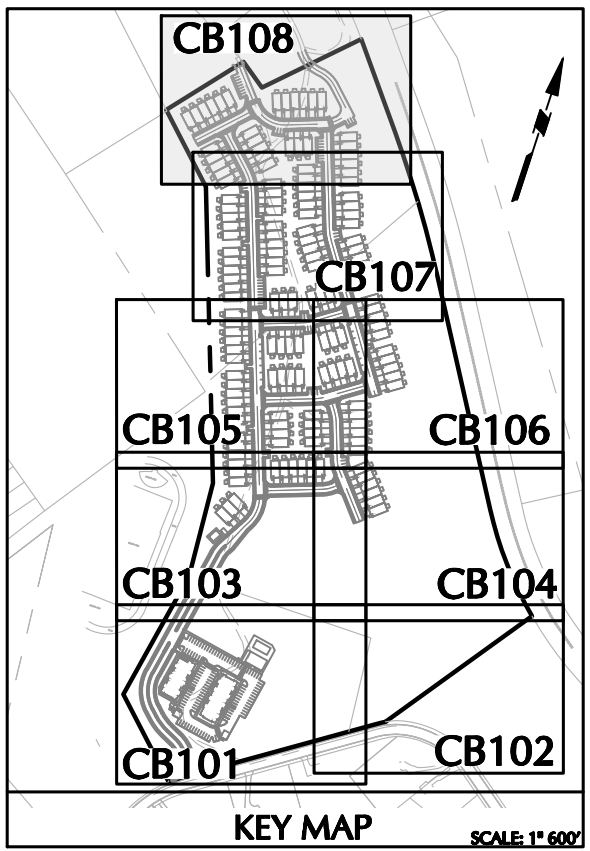
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MJV

Drawing No.
CB106

Sheet **8** of **10**



LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE		
LOT LINE		
ACCESS EASEMENT		
OPEN SPACE EASEMENT		
RI-ARM BUFFER		
NUDEP-PERMITTED WETLAND TRANSITION BUFFER		
CORNER MARKER TO BE SET		



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Sheet 10 of 10